

**2021-000943**

**Klamath County, Oregon**



00272652202100009430030036

01/21/2021 09:32:42 AM

Fee: \$92.00

After recording, return to:  
Brandon McCormick  
4200 NE 171st Ave  
Vancouver Wa 98682

Until a change is requested,  
all tax statements should be sent to:  
Brandon McCormick  
4200 NE 171st Ave  
Vancouver Wa 98682

**WARRANTY DEED**

Under ORS 93.850

The grantor,  
Steven Hough  
73643 Paradise Valley Road  
Clatskanie OR 97016

for the true and actual consideration of \$5,500  
Five Thousand Five Hundred dollars  
CONVEYS AND WARRANTS to the grantee,  
Brandon McCormick, a married man, as his sole and seperate property  
4200 NE 171st Ave  
Vancouver Wa 98682

the following described real property, free of encumbrances, except as specifically  
set forth herein:  
Nimrod River Park 5th Addition, Block 58, Lot 2, Klamath County, Oregon

Parcel ID: R-3611-002C0-00700-000  
And commonly known as: Nimrod River Park 5th (B:58 L:2)

Source of Title:

Being the same property conveyed by warrenty deed from Kimbaal L Wallis and wife Joanne K Wallis to Stephen Hough, recorded the tenth of March 2015 in the records of Klamath County, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year of 2020 and thereafter.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT, OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 6<sup>TH</sup> day of JANUARY, 2021, in the presence of:

Brandon McCormick  
Signature  
Brandon McCormick  
Print Name  
Recipient  
Capacity

Stephen Hough  
Signature  
Stephen Hough  
Print Name  
Grantor  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Capacity

*Construe all terms with the appropriate gender and quantity required by the sense of this deed.*

STATE OF WASHINGTON  
COUNTY OF CLARK

On this 6<sup>TH</sup> day of JANUARY, 2021, before me, Notary Public in and for said state, personally appeared BRANDON MCCORMICK & STEPHEN HOUGH, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me \_\_\_\_\_ freely executed the same.

Signature: [Signature]  
Print Name: GREG NELSEN  
Title: NOTARY PUBLIC  
My Commission Expires: 06/01/2023

